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May 20, 2014

via FEDEX

Rebecca Grohall
Planning Manager
City of Fort Pierce, Planning Department
Second Floor
100 N. US 1
Fort Pierce, FL 34950

Re: Ft. Pierce Hotel Plaza; Holiday Inn Express & Candlewood Suites
7151 Okeechobee Road
Request for Site Plan extension by MGC Ft. Pierce Corporation

Dear Ms. Grohall,

As you know, this firm has the honor of representing MGC Ft. Pierce Corporation, the owner and developer of the site near the intersection of State Road 70 and the Florida Turnpike on which is located the Holiday Inn Express & Suites. On behalf of our client, and pursuant to Section 22-58(j), Ft. Pierce Municipal Code please accept this letter as MGC Ft. Pierce Corporation's ("MGC") request for a two (2) year extension to Site Plan approvals given on September 17, 2007, by the Ft. Pierce City Commission. In that meeting the City Commission took the following action:

Motion was made by Commissioner Coke, seconded by Commissioner Nelson, to approve Site Plan submitted by MGC Ft. Pierce Corp. to construct the Fort Pierce Hotel Plaza - Holiday Inn Express and Candlewood Suites - at 7151 Okeechobee Road, with the condition that Candlewood Suites begin construction within five years from the date of Certificate of Occupancy for the Holiday Inn Express.

Those voting in favor of the motion were: Commissioners Alexander, Becht, Coke, Nelson, and Benton. Those opposed: None.

The Holiday Inn Express CO was issued on September 15, 2009. The impact fees were paid for the second hotel and a significant portion of the infrastructure, including parking and water drainage, which would benefit the second hotel has been completed. However, because the construction of the Candlewood Suites has not yet been started, the site plan, unless extended, is scheduled to expire on September 15, 2014. A copy of the Holiday Inn Express Certificate of Occupancy is enclosed for your easy reference.

As those of us who have lived and worked in St. Lucie County and the City of Ft. Pierce know, since the initial approval of the Site Plan there has been a significant downturn in the economy including the vacation and hotel industry. As a direct result of the difficult economic climate, the commencement of the construction of the Candlewood Suites has been delayed and cannot be commenced (or completed) before the expiration of the existing site plan. MGC is hopeful that the requested two (2) year extension will allow MGC to successfully complete the project, benefiting both MGC and the citizens of Ft. Pierce. The existing

Holiday Inn Express & Suites on the site has been a welcome addition to the guest accommodation lineup in Ft. Pierce and its construction and operation created and maintained employment for a number of our citizens. The “sister” hotel planned for the site is an attractive project that will enhance property values, tax revenue, and create yet additional employment opportunities in the future.

Therefore, as permitted in Section 22-58(j), MGC respectfully requests a Site Plan extension of time for two (2) years from September 15, 2014 through and including September 15, 2016. We have enclosed our firm’s check for the extension application fee of \$1,887.50.

Thank you for your attention to this matter. Should you have any questions or require any further information, please do not hesitate to contact me.

Sincerely,

James H. McCarty, Jr.

James H. McCarty, Jr., Esq.
Attorney for MGC Ft. Pierce Corporation

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